

\$2,499,900 - 40091 Big Hill Road, Rural Rocky View County

MLS® #A2244850

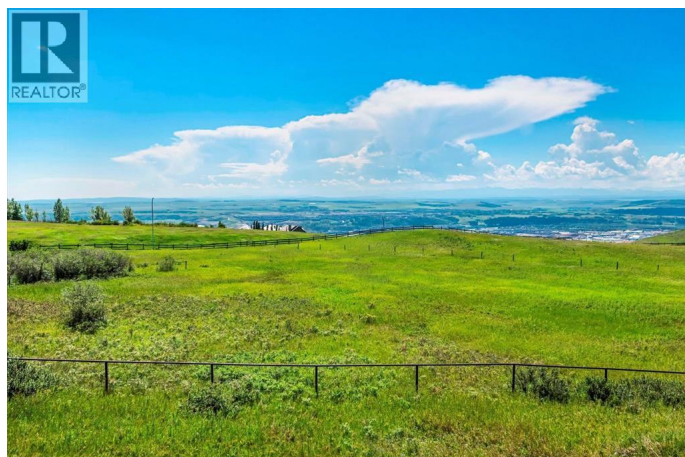
\$2,499,900

3 Bedroom, 2.00 Bathroom, 1,951 sqft
Single Family on 19.45 Acres

N/A, Rural Rocky View County, Alberta

From the country road just five minutes from Cochrane, this A-frame cedar chalet appears as a charming retreat tucked among the trees.

Step back to discover the extraordinary truth - 20 sweeping acres unfold before you, revealing some of the most coveted panoramic views in the region, stretching east to west toward the Rocky Mountains. All this and yet you are just a 5 minute drive to Cochrane, 15 minutes to Calgary and you can be at the Calgary airport in less than half an hour! Step inside and your eyes are instantly drawn to the great room's dramatic wall of windows framing ever-changing vistas - morning fog drifting along the river valley, chinook arches sweeping winter skies, and storm clouds rolling across the landscape in nature's constant theatre. Warm cedar walls and ceilings create an intimate atmosphere, while natural slate flooring grounds you in earthy elegance. Vintage skis and snowshoes adorning the walls speak to outdoor living - evenings by the fire after days spent exploring the outdoors. The distinctive spiral staircase connects three thoughtfully designed levels. The main floor offers rustic charm with knotty pine kitchen cabinetry, hardwood floors, and a wonderful bunkhouse-style bedroom that sparks childhood memories. Upstairs, two bedrooms include a versatile space perfect for an office, while the primary suite features a private balcony retreat for morning coffee while



soaking in those remarkable views. The walkout basement provides flexible space with practical tiled floors and even includes a surprise climbing wall for adventure-seekers. Beyond the home, an older barn with updated siding, windows, and metal roofing presents intriguing possibilities - home office, workshop, or transformation into guest quarters for multi-generational living. This remarkable 20-acre canvas invites multiple visions. Embrace the existing rustic charm as your private sanctuary. Create your custom dream estate with unlimited space for expansion. Or recognise the strategic potential as development continues transforming this prime Cochrane corridor. Whether seeking authentic country living, multi-generational possibilities, or future investment opportunity, this rare offering provides the foundation for dreams both immediate and long-term. In a market where exceptional acreage properties are increasingly scarce, this home stands alone - where breathtaking views, thoughtful design, and limitless potential converge on one of Alberta's most desirable landscapes. (id:6289)

Built in 1971

Essential Information

Listing #	A2244850
Price	\$2,499,900
Bedrooms	3
Bathrooms	2.00
Square Footage	1,951
Acres	19.45
Year Built	1971
Type	Single Family
Sub-Type	Freehold

Community Information

Address	40091 Big Hill Road
Subdivision	N/A
City	Rural Rocky View County
Province	Alberta
Postal Code	T4C2W4

Amenities

Amenities	Schools, Shopping
Features	See remarks, No Smoking Home
Parking Spaces	8
Parking	Detached Garage
# of Garages	2
View	View

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Wood siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Real Broker
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Listing information last updated on October 14th, 2025 at 6:31am PDT